Short-Term Rentals

WHAT ARE SHORT-TERM RENTALS?
Short-term rentals are residential units, or in some cases individual rooms within units, in which the owner rents to guests for less than 30 days at a time. Some property owners may desire to use their home to provide such lodging as an alternative to the typical hotel or motel accommodations customarily available to Tacoma visitors. Short-term rentals are allowed in many areas of the City, but there are some limitations and requirements that are designed to help ensure they are operated in a safe manner and do not significantly affect the residential character of the neighborhood.

HOW MANY ROOMS CAN I RENT?
- You may rent the entire dwelling to one family or a group of up to 6 people in all Residential, Commercial, Mixed-Use, and Downtown Districts.
- You may rent an ADU to up to 4 people in all Residential, Commercial, Mixed-Use, and Downtown Districts.
- You may rent 1-2 guest rooms within an owner-occupied dwelling in all Residential Districts, including single-family districts.
- You may rent 3-9 guest rooms, after receiving an approved Conditional Use Permit (CUP), in R-3, R-4L, R-4, R-5, RCX, and NRX Districts (these are generally residential districts that allow duplex, triplex, and multifamily dwellings).
- You may rent 1-9 guest rooms in all Commercial, Mixed-Use and Downtown Districts (except RCX and NRX – see above).

BEFORE YOU OPERATE A RENTAL:
- Obtain a City of Tacoma Business License from the City’s Tax and License Office. ATransient Accommodation License is also required if renting 3 or more individual rooms.
- Make sure you have a safety sign in each room/unit that shows the location of fire extinguishers, gas shut-off valves, fire exits, and/or fire alarm.
- Make sure you have operating smoke detectors and carbon monoxide detectors.
- Check with the State Department of Revenue regarding their standards and tax requirements.

RESOURCES (Tacoma Municipal Code, TMC)
- TMC 13.06.080.A – Short Term Rental in ADUs
- TMC 13.06.080.M – Short Term Rentals
- TMC 6B.20 – Annual Business License
- TMC 6B.140 – Transient Accommodations

FOR MORE INFORMATION:
E-mail: PDSzoning@cityoftacoma.org
Phone: (253) 591-5030

Note: This Tip Sheet does not substitute for codes and regulations. The applicant is responsible for compliance with all codes and regulations, whether or not described in this document. More information: City of Tacoma, Planning and Development Services | www.tacomapermits.org (253) 591-5030
To request this information in an alternative format or a reasonable accommodation, please call 253-591-5030 (voice). TTY or STS users please dial 711 to connect to Washington Relay Services.